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CAD Bulletin No. 2006-7

To: Water Utilities and Districts
From: Shawn C. Brooks, Senior Consumer Assistance Specialist
Subject: Landlord Access to Tenants Billing and Payment Information
Date: November 21, 2006

This purpose of this CAD Bulletin is to provide clarification to 35 A MRSA §6111(B).
This section states:

If a tenant is billed for water utility service provided to property rented by the tenant and nonpayment for the service may result in a lien against the property, the utility shall provide to the landlord or the landlord's agent, on request of the landlord or the landlord's agent, the current status of the tenant's account, including any amounts due or overdue.

If the utility has a situation where a customer is responsible to pay their own water charges for a rented property, the utility must provide the landlord or the landlord's agent the status of a tenant's account, including any arrearage amounts, if the utility has a procedure in place to establish a lien pursuant to 35 A MRSA §6111(A)(1). In these situations, a utility must provide the status of a customer's account to a landlord or the landlord's agent upon request, even if the customer is not in arrears or otherwise in a situation where a lien on the property is imminent. The utility is not obligated, however, to provide copies of a customer's bills to the landlord, only the status of the account at the time the request is made. In situations where a utility does not have a procedure in place for establishing liens pursuant to 35 A MRSA §6111, the utility is not required to provide a customer's account information to a landlord.

If you have any questions about this bulletin, you can contact me at (207) 287-4974 ext. 2005 or by email at shawn.c.brooks@maine.gov.



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